

**MINUTES – DEVELOPERS’ FORUM  
DEVELOPMENT PROCESS REVIEW COMMITTEE  
TUESDAY, 2012-DEC-11 AT 11:30 A.M.  
NANAIMO AQUATIC CENTRE, ROOM B, 741 THIRD STREET**

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**PRESENT:**

Committee Members:

Councillor Bill Bestwick, Chair  
Councillor Bill McKay  
Councillor Jim Kipp  
Greg Constable, Island West Coast Developments  
Byron Gallant, Canadian Home Builders’ Assoc - CVI  
Ian Niamath, Ian Niamath Architects  
Maureen Pilcher, Maureen Pilcher & Assoc.  
Rod Smith, Newcastle Engineering  
Bob Wall, RW Wall Ltd.

City Councillors:

Councillor Diane Brennan  
Councillor Diana Johnstone  
Councillor Fred Pattje

City Staff:

Al Kenning, City Manager  
Ted Swabey, GM, Community Safety & Development  
Toby Seward, Director of Development  
Andrew Tucker, Director of Planning  
Dale Lindsay, Manager, Building Inspections  
Nelda Richardson, Manager, Development Support Services & Business Licencing  
Bill Corsan, Manager, Real Estate  
Bruce Anderson, Manager, Planning & Design  
Dean Mousseau, Manager, Engineering & Subdivision  
Kris Sillem, Subdivision Approvals Manager/Deputy Approving Officer  
Chris Jackson, Manager, Community Planning  
Kimberley Botham, Recording Assistant

Guests:

Dave McNaught ..... Burbank Developments  
Darwin Mahlum ..... Century 21 Realty  
Mike Delves ..... Chamber of Commerce  
David Poiron ..... David Poiron, Architect  
Glenn Brower ..... Development Analytics  
Ron Dirkson ..... Dirkson Design  
Chris Nudd ..... Hazelwood Construction Services  
Sid Whittaker..... Hazelwood Construction Services  
Jim Baker ..... Herold Engineering  
Sean Mahon..... Herold Engineering  
Dan Fell..... Herold Engineering  
Keith Brown..... Keith Brown Associates  
Kevin Krastel..... Krastel Design Group  
Ken Grewal ..... KSG Consulting  
Norman Blattgerste.. Mount Benson Development  
Amrit Manhas..... Nanaimo Economic Development

Mark Warbrick .....Newcastle Engineering  
Ken Connolly .....Pheasant Hill Homes  
Paul Minhas.....PSM Management  
Raymond deBeeld ....Raymond deBeeld, Architect  
Nathan Middleton ....Raymond deBeeld, Architect  
Dave Hammond .....Remax of Nanaimo  
Brian McCullough ....Remax of Nanaimo  
Moir Jenkins .....Royal Bank / NEDC  
Gur Minhas .....Satgur Developments  
Darren Moss.....Tectonica Management  
Odai Sirri .....The Grand Hotel  
Brian Senini .....Vining Senini  
Ivan Plavetic .....Vision Homes  
Brian Henning.....Williamson & Associates  
Jeff Windley.....Windley Contracting  
Chris Lundy .....Westmark Construction

1. Introduction

Bill Bestwick opened the meeting with a brief overview of the purpose of the forum and an introduction of the Development Process Review Committee (DPRC) members.

Bill Bestwick left the meeting.

2. 2013 Work Plan

Ted Swabey gave a presentation on the 2013 work plan for the DPRC and invited comments to be offered both during and following the presentation.

Comments made during the presentation included:

- S. Whitaker:** Question if new \$500 fee for secondary suites applies to new suites also. Answer: no, it is for existing suites that are seeking "authorization".
- K. Krastel:** Speed up the process.
- F. Pattje:** Agrees with considering 3<sup>rd</sup> Reading of rezoning application at public hearing, in most cases.
- J. Kipp:** Having the process sped up is a time saver (in instances where the public hearing process is not regarding a complicated matter).
- D. Brennan:** Agreed that Solar Hot Water Ready Regulations aren't desired.
- J. Kipp:** Clarified that Canada Post is charging \$200 per address to fund their postal boxes.
- M. Pilcher:** Noted that a few municipalities have written letters to Canada Post protesting this new \$200 charge.
- B. McKay:** On behalf of the City of Nanaimo and other fellow municipalities, the UCBM and FCM are going to protest the Canada Post download of costs onto municipalities / developers.
- D. Moss:** Question whether the new Residential Construction Guide is reflective of the new Code changes. Answer: it may require some minor updates.

3. Q&A Open Session

Bill McKay facilitated the Q&A portion of the forum. Following are some of the general topics touched upon:


- K. Brown:** Go slow on the riparian areas as changes to aquatic regulations are expected, due to Department of Fisheries and Oceans cutting staff nationally.
- K. Brown:** When making an application at City Hall, only one file number should be assigned per project to avoid confusion.
- B. McCullough:** Be careful when rezoning to keep in mind how the rezoning will affect buildings/property in the re-zoned area; the "unexpected consequences" (i.e. the rezoning that occurred as a result of the new Zoning Bylaw).
- G. Constable:** Looking for feedback on how well mixed residential/commercial buildings are working (corridor zoning). Please email Greg with your feedback at [greg@iwcd.ca](mailto:greg@iwcd.ca).

- O. Sirri:** Concern regarding parking variances. Is DPRC working on this issue to get people out of their vehicles?
- K. Krastel:** Advises not to be overly critical about corridor and mixed-use zoning. The residential industry is down; wait until residential projects pick up again.
- D. Moss:** Success of second-storey residential units (in new corridor zoning) is dependent on location.
- M. Pilcher:** Recommends developers offer strong rationale when sending variances to Council and be brave enough to personally approach Council even if variances are not supported by City staff.
- D. Hammond:** Council should push for more infill projects in the Old City.

4. Conclusion

The meeting concluded at 12:45 p.m.

APPROVED:

A handwritten signature in black ink, appearing to be 'WB' followed by a stylized flourish, written over a horizontal line.

Bill Bestwick, Chair